



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
NOVEMBER 20, 2014
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Brannon
Commissioner Grambling
Commissioner Erickson
Commissioner Wright
Commissioner Amoriello
Commissioner Ardivino
Commissioner Landeros
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Loweree

AGENDA

Commissioner Amoriello read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

Without objection the agenda was approved as amended.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

No action was taken.

II. CONSENT AGENDA

Extension Request to Submit Recording Maps:

1. **SUSU14-00107:** Painted Sky at Mission Ridge - A portion of C.D. Stewart Survey No. 319 & Section No. 22, Block 79, Township 3, Texas & Pacific Railway Surveys, El Paso County, Texas
Location: North of Eastlake Boulevard and East of Joe Battle Boulevard

Property Owner: Hunt Mission Ridge, LLC
Representative: CSA Design Group, Inc.
District: ETJ
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

Without objection the Consent Agenda was approved as presented.
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III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Combination:

2. **SUSU14-00097:** Franco & Snyder - Tract 8-A-2, H A Chadwick Survey, City of El Paso, El Paso County, Texas
Location: North of Doniphan and East of Sunland Park
Property Owner: Franco & Snyder LLC.
Representative: CAD Consulting Co.
District: 8
Staff Contact: Joaquin Rodriguez (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately 8.21 acres for 1 commercial lot. The subdivision fronts Doniphan Drive which is identified as a Major Arterial in the city's MTP and is a proposed bikeway. The existing right of way width of Doniphan Drive is 80 feet with an existing sidewalk and curb. The applicant has requested a waiver for the required roadway improvements along Doniphan Drive including the applicant's proportionate share of median, construction of parkway, and hike and bike trail. The applicant has agreed to dedicate 15' of right of way along Doniphan Drive for future use by the city. This subdivision was reviewed under current subdivision code. Staff recommends approval of the waiver and approval of Franco & Snyder Subdivision on a major combination.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

Kimberly Forsyth, Lead Planner, noted that the applicant is dedicating 15' for future expansion. Staff is recommending approval of the waiver of improvements because it is not practical to install a median and change the driving lane widths. It would not be consistent with the existing cross sections. Additionally, if we were to require the installation of the hike and bike it would not connect to any hike and bike on either side. Title 18 has landscaping requirements for the building.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00097 WITH THE CONDITION STATED IN THE STAFF REPORT.**

Motion passed.

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3. **SUSU14-00102:** Rojas Subdivision – All of Tracts 17K and 17K1, H.G. Foster Survey No. 258, City of El Paso, El Paso County, Texas
 Location: North of Broadmoor Drive and West of Torrey Pines Drive
 Property Owner: Ricardo Rojas
 Representative: CAD Consulting Co.
 District: 1
 Staff Contact: Harrison Plourde, (915) 212-1584, plourdeht@elpasotexas.gov

Harrison Plourde, Planner, gave a presentation and noted a revision on the last paragraph on Page 1 of the staff report. Ventanas subdivision should read **Rojas subdivision**. The applicant is requesting a waiver of roadway improvements for Broadmoor Drive. The existing pavement width is sufficient for the street based on the Major Thoroughfare classification which is a collector. There is a rod-iron and masonry fence that encroach into the public right-of-way on Broadway Drive. Staff recommends approval of the subdivision including the modification on a major combination basis with the condition stated on the staff report.

Carlos Jimenez with CAD Consulting concurred with staff's comments.

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE SUSU14-00102 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

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PUBLIC HEARING Resubdivision Combination:

4. **SUSU14-00101:** Boulder Canyon Replat B – A replat of Block 1, Lots 1-50, Block 2, Lots 1-17, Boulder Canyon Lane and Red Canyon Sage Lane, all within Boulder Canyon Replat A Subdivision, City of El Paso, El Paso County, Texas
 Location: North of Belvidere and East of Westwind
 Property Owner: RVE Unit 18, LTD
 Representative: CEA Group
 District: 1
 Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that the applicant is requesting an exception to sidewalk requirements. The exception is being requested due to topographical constraints and will be limited to a roadway section between Auto Court B and the heel of Boulder Canyon Lane. The proposed cross section will consist of a 5 foot sidewalk, 5 foot parkway, 32 foot paved surface, no parkway, and no sidewalk adjacent to the Common Open Space. Staff recommends approval of the exception request and alternative subdivision improvement design and approval of Boulder Canyon Replat B on a Resubdivision Combination basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

1ST MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00101.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardivino, and unanimously carried to **RECONSIDER ITEM 4 TO ALLOW FOR PUBLIC COMMENT.**

Motion passed.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

3RD MOTION:

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE SUSU14-00101.**

Motion passed.

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5. **SUSU14-00103:** Tierra Del Este #67 Replat A – A replat of Lot 2, Block 315, Tierra Del Este Unit Sixty Seven, City of El Paso, El Paso County, Texas
- Location: South of Edgemere and East of John Hayes
- Property Owner: Carefree Homes II
- Representative: Conde, Inc.
- District: 5
- Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that there is a second revised staff report for this item. The applicant proposes to resubdivide one residential lot. The applicant has constructed a home that encroaches onto a 10' utility easement. With this application, the applicant is requesting to vacate the subject easement, dedicated by the original Tierra Del Este #67 plat, in order to fix the encroachment. This development was reviewed under the current subdivision code. Staff recommends approval of Tierra Del Este Unit Sixty Seven Replat A on a Resubdivision Combination basis with the condition stated on the staff report.

Yvonne Curry with Conde, Inc., concurred with staff's comments.

1ST MOTION:

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00103 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

2ND MOTION:

ACTION: Motion made by Commissioner Landeros, seconded by Commissioner Ardivino, and unanimously carried to **RECONSIDER ITEM 5 TO ALLOW FOR PUBLIC COMMENT.**

Motion passed.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

3RD MOTION:

ACTION: Motion made by Commissioner Amoriello, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00103 WITH THE CONDITION STATED ON THE STAFF REPORT.**

Motion passed.

6. **SUSU14-00105:** Ventanas Unit 1 Replat B - A replat of Lots 1-2, Block 1, Lot 19, Block 5, Lot 1, Block 6, Lots 29, Block 7, a portion of Tierra Este Road, Velvet Willow Drive and Ventana Avenue, all within Ventanas Subdivision Unit One, City of El Paso, El Paso County, Texas
- Location: East of Zaragoza and South of Pebble Hills
- Property Owner: Goal Building Services LLC, Ventanas Place LP, GFA LLC.
- Representative: CEA Group
- District: 5
- Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that there is a revised staff report for this item. The applicant is proposing to replat 20.122 acres of vacant land into 4 commercial lots and 1 apartment lot. Access to the subdivision is proposed from Zaragoza Road and Tierra Del Este Road. This development is being reviewed under the current subdivision ordinance. The reason for the replat is to revise restrictive covenants previously recorded. The restrictive covenants will prohibit the construction of single-family, two-family or multi-family units on Lots 1 & 2, Block 1, Lot 19, Block 5, and Lot 1, Block 6 of Ventanas Subdivision Unit One Raplat B, Staff recommends approval of Ventanas Subdivision Unit One Replat B on a Resubdivision Combination basis.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU14-00105.**

Motion passed.

III. REGULAR AGENDA - DISCUSSION AND ACTION:

PUBLIC HEARING Rezoning Applications:

7. **PZRZ14-00044:** All of Tracts 6B and 6G, Block 22, Ysleta Grant, City of El Paso, El Paso County, Texas
- Location: 7063 Alameda Avenue
- Zoning: C-3 (Commercial)
- Request: From C-3 (Commercial) to I-MU (Industrial Mixed Use)
- Existing Use: Auto Sales/Dwelling/Salvage Yard
- Proposed Use: Auto Sales/Dwelling/Salvage Yard (Auto Parts Storage Only)
- Property Owners: Francisco and Remedios Ramirez
- Representative: Francisco Ramirez

District: 3
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

Art Rubio, Senior Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from C-3 (Commercial) to 1-MU (Industrial Mixed-Use). The Master Zoning Plan shows a mixed use development consisting of auto sales, one dwelling unit currently legal non-conforming, and a salvage yard. The C-3 (Commercial) district does not permit auto salvage yard. The subject property is currently under Code Compliance action. The proposed access is from Alameda Avenue. The proposed development incorporates mixed uses and supports the I-MU (Industrial Mixed Use) district guidelines and requirements. Staff has received one phone call, one letter, and a petition with 34 signatures in opposition to this rezoning request. Staff also received a petition with 16 signatures in support of the rezoning request. Staff did not receive any adverse comments from any of the reviewing departments and staff is recommending approval of rezoning and approval of the master zoning plan with the conditions stated on the staff report.

Ray Mancera, representing the applicant, concurred with staff's recommendation for approval of the IMU. He reluctantly concurs with five of the conditions presented to the commission for the exchange of the IMU with the exception of one. They are asking to permit automobile sales (storage, repair and rental), dwelling unit, and salvage yard (auto parts storage only). He asked the commission to approve this request for change of zoning subject to the conditions proposed by staff with the exception of number 5 which reads: *That all vehicular access and driveways shall be prohibited from Ramos Road.* This is the only way that they have access to the back portion of the property. He requested to eliminate number 5 and instead put a metal door.

Staff's recommendation is to leave number 5 as a condition.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. The following people spoke in opposition to this rezoning request.

- Ana Espinoza, representing the Ramos Court residents, spoke in opposition noting that her basic objection to this rezoning request is that it would allow the junk yard to operate and this can be a safety hazard. She submitted a petition with 34 signatures in opposition to this request.
- Fred Matson, representing his mother-in-law, noted that a junk yard is not appropriate for this area and expressed safety concerns.
- Jose Perez spoke in opposition to this request and also expressed safety concerns for the residents living around Ramos Court.
- Ron Navejas spoke in opposition also expressing safety concerns. He feels the zoning for this property is incorrect.

Mr. Mancera had no rebuttal arguments.

Ana Espinosa noted that with all the renovations going around Ramos Court they have asked for a rezoning of Ramos Court to residential.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Brannon, and carried to **DENY PZRZ14-00044.**

AYES: Commissioner Brannon, Erickson, Wright, Amoriello, Ardovino, Landeros, and Madrid

NAYS: Commissioner Grambling

ABSENT: Commissioner Loweree

Motion passed. (7 to 1 vote.)

Commissioner Wright made the applicant aware that he could appeal the commission's decision to city council.

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8. **PZRZ14-00048:** Tracts 1A and 1C, A.F. Miller Survey No. 211 and Tracts 15J, 15J1A, and 15J1B, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- Location: 6927 North Mesa St.
- Zoning: C-1/sc (Commercial/special contract)
- Request: From C-1/sc (Commercial/special contract) to C-3 (Commercial)
- Existing Use: Office
- Proposed Use: Commercial Development (supermarket, retail, and offices)
- Property Owner: CSM Realty Holdings, LTD
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1613,

***WITHOUT OBJECTION PZRZ14-00048 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 4, 2014.**

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PUBLIC HEARING Zoning Condition Release Application:

9. **PZCR14-00008:** Parcel 1: Tracts 1A and 1C, A.F. Miller Survey No. 211 and Tracts 15J, 15J1A, and 15J1B, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- Parcel 2: Tracts 1B, A.F. Miller Survey No. 211, and Tracts 15H and 15T, A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas
- Location: 6927, 6851, and 6801 North Mesa Street
- Zoning: C-1/sc (Commercial/special contract) and C-3/sc (Commercial/special contract)
- Existing Use: Office and vacant
- Request: Release of Special Contract conditions Ordinance No. 5714 dated March 25, 1976 and Ordinance No. 6206 dated April 11, 1978
- Proposed Use: Commercial Development (supermarket, retail, and offices)
- Property Owner: CSM Realty Holdings, LTD
- Representative: SLI Engineering, Inc.
- District: 8
- Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

***WITHOUT OBJECTION PZCR14-00008 WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 4, 2014.**

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Other Business:

10. Discussion and action on the City Plan Commission minutes for:
 November 6, 2014

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR NOVEMBER 6, 2014.**

Motion passed.

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11. Planning Report:

- a. Discussion and action on Planning staff recommendation for following Section 2.08 of the City of El Paso's Municipal Code.

***WITHOUT OBJECTION THE PLANNING REPORT WAS POSTPONED FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF DECEMBER 4, 2014.**

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ADJOURNMENT:

WITHOUT OBJECTION, THE CITY PLAN COMMISSION MEETING WAS ADJOURNED AT 3:10 PM.



Carlos Gallinar, Executive Secretary, City Plan Commission